185.0	0004	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	644,300 /	644,300
					USE VALUE:	644,300 /	644,300
					ASSESSED:	644,300 /	644,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
280		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROWLEY OLIVE & EDWARD JR
Owner 2:	
Owner 3:	
Street 1:	280 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1975, having primarily Vinyl Exterior and 1783 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7790.000	232,500		411,800	644,300
Total Card	0.179	232,500		411,800	644,300
Total Parcel	0.179	232,500		411,800	644,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.32 /Parcel: 361.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124396

GIS Ref

GIS Ref

Insp Date 07/21/18

!14368!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 185.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,500	0	7,790.	411,800	644,300		Year end	12/23/2021
2021	101	FV	232,500	0	7,790.	411,800	644,300		Year End Roll	12/10/2020
2020	101	FV	232,500	0	7,790.	411,800	644,300	644,300	Year End Roll	12/18/2019
2019	101	FV	224,400	0	7,790.	411,800	636,200	636,200	Year End Roll	1/3/2019
2018	101	FV	224,000	0	7,790.	347,100	571,100	571,100	Year End Roll	12/20/2017
2017	101	FV	224,000	0	7,790.	317,700	541,700	541,700	Year End Roll	1/3/2017
2016	101	FV	224,000	0	7,790.	270,600	494,600	494,600	Year End	1/4/2016
2015	101	FV	205,500	0	7,790.	235,300	440,800	440,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:52:16

LAST REV

Date	Time
08/09/18	11:10:13
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14368

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1065-19		12/1/1989		190,000	No	No		Olive M. Crowley, D.O.D. 11/9/2013.

USER DEFINED

Prior Id # 1:	124396
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2016	1386	Heat App	16,000	C				
10/21/2015	1605	Alterati	7,560					

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
10/16/2008	Meas/Inspect	355	PATRIOT
10/31/2000	Hearing N/C	163	PATRIOT
2/28/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
12/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7790		Sq. Ft.	Site		0	70.	0.76	7			Easemen	-10					411,830						411,800	

Total AC/HA:	0.17883	Total SF/SM:	7790	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,830	Spl Credit		Total:	411,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	22.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	30.52	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	128.250
Other Features:	89126
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334624
Depreciation:	102127
Depreciated Total:	232497

COMMENTS

avg thruout.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

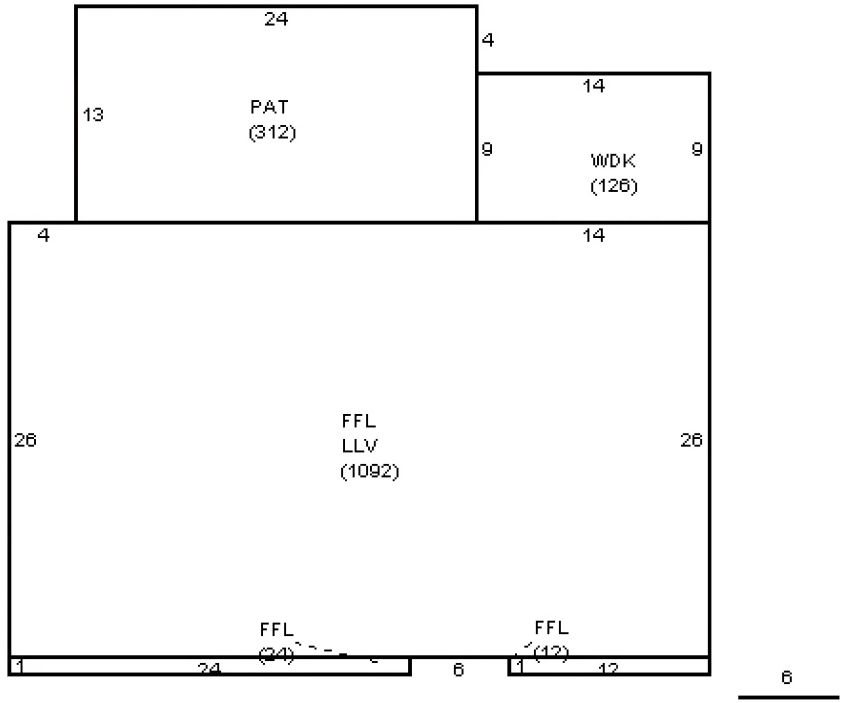
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.25
Special Features:	0	Val/Su Net:	87.47
Final Total:	232500	Val/Su SzAd	206.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,128	128.250	144,666
LLV	Lower Level	1,092	89.740	97,999
PAT	Patio	312	3.450	1,077
WDK	Deck	126	13.940	1,756
	Net Sketched Area:	2,658	Total:	245,498
Size Ad	1128	Gross Area	2658	FinArea 1783

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

185.0-0004-0001.A

IMAGE

AssessPro Patriot Properties, Inc